



**130 High Street South, Rushden
Northamptonshire NN10 0RD
Guide Price £325,000 Freehold**

Situated in an elevated position on High Street South is this extended detached bungalow - only upon viewing will one appreciate the space and accommodation provided. Much renovation has taken place in the last few years, to include: a replacement roof, replacement fascias and soffits, electric garage door, replacement front and rear doors, bi-fold doors, replacement radiators and pipework, replacement shower room/WC, replacement balcony and steps, landscaped rear garden, replacement internal doors etc. Comprising three bedrooms, shower room/WC, inner hall, hall, lounge, dining room and kitchen/breakfast room. Externally, there is a garage, parking for several vehicles and a private, southerly facing rear garden.

- Elevated Position
- Garage and Parking for several vehicles
- Lounge and Dining Room
- Energy Efficiency Rating - D65
- Extended Detached Bungalow
- Private, Southerly Facing Rear Garden
- Kitchen / Breakfast Room
- Much recent renovation
- Three Bedrooms
- PVC Double Glazing and Gas Radiator Central Heating



N.B

Comments from our vendor clients:

"We would class our property as a 3 bedroom detached property or detached bungalow. We have had many happy years living here.

The attraction for us was the extra space compared to normal 3 bedroomed properties. Also the drive space, private garden and close proximity to the shops, parks, doctors etc is so very beneficial. We hope this is of assistance to yourselves and to any applicants that arrange to view."

Location

On the corner of Greenacre Drive. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D65

Certificate number - 0253-2200-9706-3274-0200

Accommodation

Hall

Lounge 16'6" x 11'11" (5.02 x 3.64)

Kitchen/Breakfast Room 13'11" x 11'3" (4.23 x 3.43)

Maximum measurement.

Wall mounted gas fired boiler, installed in 2019.

Dining Room 13'7" x 8'5" (4.13 x 2.56)

Inner Hall

Loft access - via loft ladder and being insulated.

Airing cupboard housing hot water cylinder.

Bedroom 1 17'11" x 11'0" (5.46 x 3.36)

Maximum measurement.

Bedroom 2 9'10" x 11'3" (2.99 x 3.43)

Bedroom 3 7'3" x 7'4" (2.21 x 2.23)

Maximum measurement.

Shower Room / WC

Outside

Front

Side gated access into rear garden.

Garage 17'8" x 7'10" (5.40m x 2.40m)

Plus off road parking for several vehicles.

Rear Garden

Fully enclosed, southerly facing, private and landscaped.

(hot tub NOT included within the sale)

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

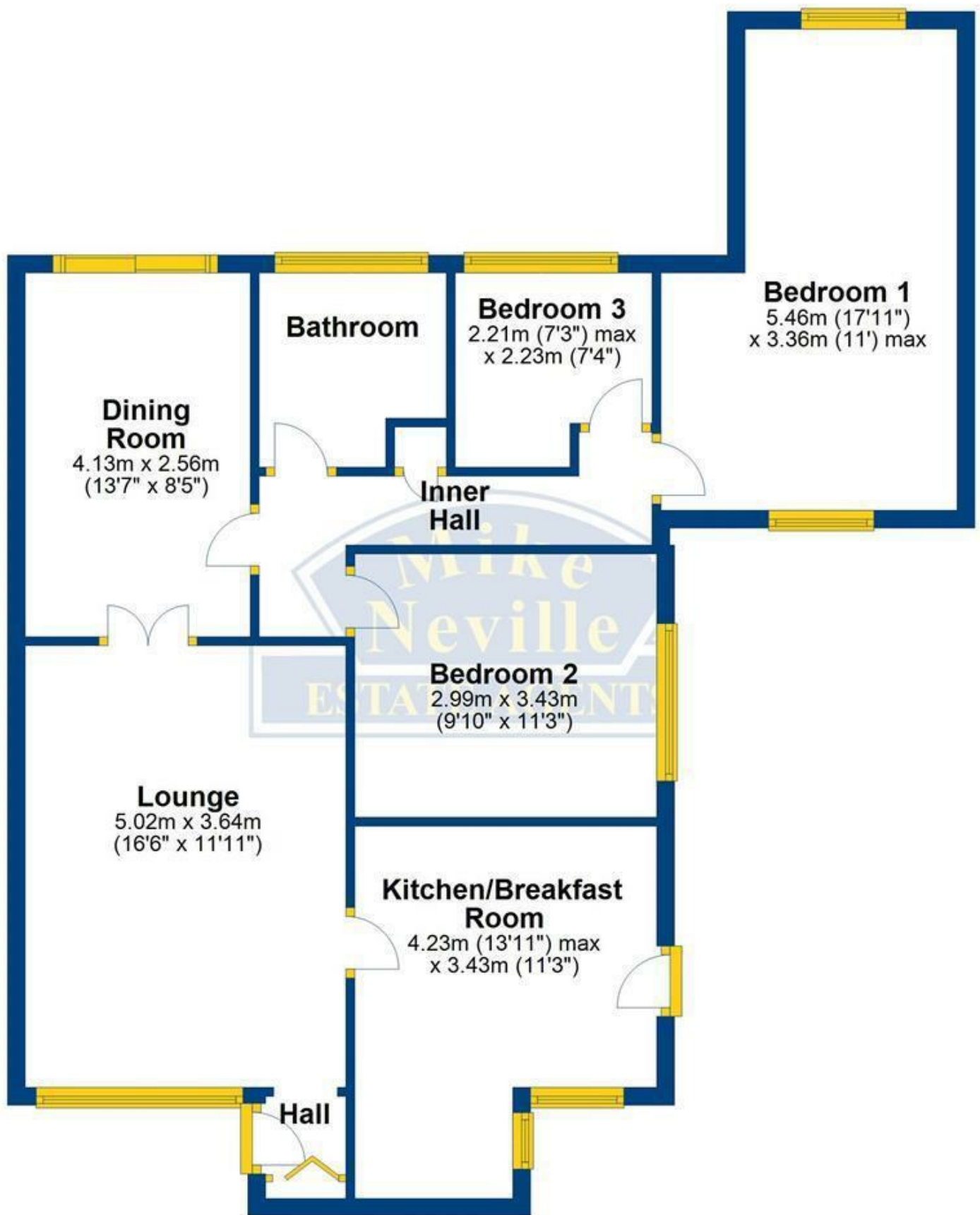
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 85.6 sq. metres (921.5 sq. feet)



Total area: approx. 85.6 sq. metres (921.5 sq. feet)